

Oceanside Bait Company, Inc.
Property Use Agreement, Effective September 1, 2025
Rent Adjustment Calculation

<u>Current</u>	
<u>Minimum</u>	<u>Minimum</u>
<u>Annual</u>	<u>Monthly</u>
\$ 9,452.76	\$ 787.73

<u>Proposed</u>		
Adjust Year	<u>Annual</u>	<u>Monthly</u>
9/1/2025	9,925	827
9/1/2026	10,422	868
9/1/2027	10,943	912
9/1/2028	11,490	957
9/1/2029	12,064	1,005
5 Years Rent @ 5% min.	54,844	
Less 5 years abatement	-3,000	Jan. - Mar annually
5 Years Total Rent	51,844	

Figures rounded off